



Ground Floor



First Floor

GREGORY AVENUE, BRIGHTMET, BL2 6HS



- Lovely bay fronted terraced house
- Spacious accommodation
- Well presented, Ideal 1st time purchase
- Extended kitchen
- 2 double bedrooms
- Low maintenance gardens/yard
- Excellent local amenities
- Viewing highly recommended



Offers in the Region Of £150,000

BOLTON

11 Institute St, Bolton, BL1 1PZ
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E: bolton@cardwells.co.uk

BURY

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LETTINGS & MANAGEMENT

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Incorporating: Wright Dickson & Catlow, WDC Estates

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Cardwells are pleased to offer this lovely bay fronted, two bedroom mid terrace house, situated in a very popular and convenient location. The property is very well presented throughout with spacious accommodation and a kitchen extension, making this an ideal family home or perhaps as a first time purchase. Gregory Avenue is tucked away just off Bury Road, within walking distance of good local amenities, including shops, schools parks and transport links. Bury and Bolton town Centres are within easy reach. Viewing is highly recommended through Cardwells estate agents Bolton, (01204) 381281

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

uPVC double glazed front door leading to:

Entrance hall: Enclosed staircase to the landing, door leading to

Lounge: uPVC double glazed bay window front aspect, feature fireplace incorporating a living flame gas fire, radiator.

Dining room: uPVC double glazed window rear garden aspect, radiator , inset spotlights to the ceiling, built in under stairs storage cupboard.

Kitchen: uPVC double glazed window and door, rear garden aspect, Velux double glazed skylight window, modern fitted wall and base units with complementary work surfaces and tiled splashback, built in oven and grill, stainless steel gas burner hob, and an extract canopy above, stainless steel sink unit with mixer tap, space for a washing machine, dishwasher and a fridge freezer, tiled floor, radiator, inset spotlights to the ceiling.

Landing: Access to the loft, doors lead to

Bedroom 1: uPVC double glazed window front aspect, radiator below, fitted wardrobes with overhead storage cupboards, built in wardrobe.

Bedroom 2: uPVC double glazed window rear aspect, radiator below

Bathroom: uPVC frosted double glazed window rear aspect, contemporary white suite comprising, enclosed bath with mixer tap and a shower above, close coupled WC, wash basin with mixer tap, part tiling to the walls, chrome plated towel rail, extractor fan.

Outside: A gate leads to a paved pathway with a gravelled garden area. Rear There is a delightful and closed yard/garden which is mostly paved with a gravelled area and a useful brick built storage room. A gate gives access to the rear lane.

Viewings: All viewings are by advance appointment with Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

Tenure: Cardwells estate agents Bolton research indicates the property is Leasehold, 999 years from 1 May 1928

Council tax: Cardwells estate agents Bolton research indicates the property is band A annual cost of £1511

Flood risk information:

Conservation area:

Thinking of selling or letting in Bolton: If you are thinking of selling or letting a property, perhaps Cardwells Estate Agents Bolton can be of assistance? We offer free property valuations, which in this ever-changing property market may be particularly helpful as a starting point before advertising your property for sale. Just call us on (01204) 381281, email: bolton@cardwells.co.uk or visit: www.cardwells.co.uk and we will be pleased to make an appointment to meet you. It's likely we have potential buyers already on file who we can contact as soon as the property is marketed with us.

Arranging a mortgage: Cardwells Estate Agents Bolton can introduce you to independent financial advisors who have access to the whole of the mortgage market. We would be pleased to be of assistance and if you would like us to help these are the contact details: Cardwells Estate Agents Bolton on (01204) 381281, emailing: bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk

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